

Regular Meeting

The regular meeting of the City Council of the City of Fitchburg was held in the Memorial Middle School Library, 615 Rollstone St., Fitchburg, on January 19, 2016. The meeting was called to order by President Kushmerek at 7:30 P.M. The Clerk called the roll and ten (10) members were present. Councillor Bean was absent. Councillor Joseph left the meeting at 8:35 P.M. The meeting opened with a salute to the Flag led by Councillor Beauchemin.

Communication
His Honor the Mayor

Appointment
Letters

COMMUNICATIONS FROM HIS HONOR THE MAYOR
Appointment Letters



The City of Fitchburg

Massachusetts

OFFICE OF THE MAYOR

STEPHEN L. DINATALE
MAYOR

166 BOULDER DRIVE
FITCHBURG, MA 01420

TEL (978) 829-1801

AARON TOURIGNY
CHIEF OF STAFF

ATOURIGNY@FITCHBURGMA.GOV

JOAN DAVID
ADMINISTRATIVE AIDE

JDAVID@FITCHBURGMA.GOV

January 26, 2016

The Honorable City Council
Fitchburg Municipal Offices
166 Boulder Drive, Suite 108
Fitchburg, MA 01420

Dear Honorable Councilors,

I hereby appoint and ask for your confirmation of the following appointees as Student Police Officers to the City of Fitchburg Police Department:

Mr. Tyler J. Robichaud

Ms. Julianne I. Salas

Mr. Daniel P. Minichiello

Please feel free to contact me with any questions.

Sincerely,

Stephen L. DiNatale
Mayor

Cc: Chief Martineau, Richard Sarasin, Bernard Stephens

City of Fitchburg,

January 19, 2016



STEPHEN L. DINATALE
MAYOR

166 BOULDER DRIVE
FITCHBURG, MA 01420
TEL. (978) 829-1801

The City of Fitchburg

Massachusetts
OFFICE OF THE MAYOR

FITCHBURG CITY CLERK

16 JAN 13 15 24

AARON TOURIGNY

CHIEF OF STAFF

ATOURIGNY@FITCHBURGMA.GOV

JOAN DAVID

ADMINISTRATIVE ASSISTANT

JDAVID@FITCHBURGMA.GOV

Communication*
His Honor the Mayor

Appointment
Letters

Appt

January 13, 2016

The Honorable City Council
Fitchburg Municipal Offices
166 Boulder Drive, Suite 108
Fitchburg, MA 01420

Dear Honorable Councilors,

I hereby reappoint and ask for your confirmation of Mr. Christopher Paquette of 777 Pleasant Street, Leominster, MA, as the Assessor for the City of Fitchburg for a term to expire on January 1, 2019.

Please feel free to contact me with any questions.

Sincerely,

Stephen L. DiNatale

Stephen L. DiNatale
Mayor

Cc: Richard Sarasin
Bernie Stephans
Anna Farrell
Ken Wilson

Letters read and referred to the Appointments Committee.

City of Fitchburg

January 19, 2016

Communication
His Honor the Mayor
Promotion Letter

COMMUNICATION FROM HIS HONOR THE MAYOR
Promotion Letter



The City of Fitchburg
FITCHBURG CITY CLERK
Massachusetts
16 JAN 11 12 42
OFFICE OF THE MAYOR

1-19-2016
Read & Sworn

STEPHEN L. DINATALE
MAYOR
166 BOULDER DRIVE
FITCHBURG, MA 01420
TEL: (978) 829-1801

AARON TOURIGNY
CHIEF OF STAFF
ATOURLIGNY@FITCHBURGMA.GOV
JOAN DAVID
ADMINISTRATIVE AIDE
JDAVID@FITCHBURGMA.GOV

January 11, 2016

Anna Farrell
City Clerk
Fitchburg Municipal Offices
166 Boulder Drive
Fitchburg, MA 01420

Dear Ms. Farrell,

I hereby appoint effective immediately, Fire Captain Gregg J. Normandin
rank of Permanent Deputy Fire Chief.

to the

Please feel free to contact me with any questions.

Sincerely,

Stephen L. DiNatale
Mayor

Cc: Chief Kevin D. Roy, Fitchburg fire Department
Richard Sarasin, City Auditor

Letter read. Fire Captain Gregg J. Normandin was sworn in to
the rank of Permanent Deputy Fire Chief.

City of Fitchburg, January 19, 2016

COMMUNICATION

Larry Casassa, Acting Community Development Director
Re: Year 42 Community Development Block Grant Applications

Communication
Larry Casassa
Acting Community
Development Director
Year 42 CDBG



City of Fitchburg, Massachusetts
DEPARTMENT OF COMMUNITY DEVELOPMENT
HOUSING & DEVELOPMENT ♦ PLANNING ♦ ECONOMIC DEVELOPMENT

LARRY CASASSA
Director

1-19-16
Read &
File

TO: Fitchburg City Council
FROM: Larry Casassa, Acting Community Dev. Director
DATE: January 14, 2016

RE: Year 42 Community Development Block Grant Applications

The first Community Development Block Grant public hearing will be held on Thursday, January 28, 2016 at 6:00p.m. in the Memorial Middle School Library, located at 615 Rollstone Street, before the Fitchburg Planning Board.

At the public hearing, Year 42 applicants will be invited to speak about the merits of their proposals, and answer any related questions. As the City Council plays an important role in the funding decisions for this program, this is an opportunity for you to become better informed about each proposal.

An outline of Year 42 proposals is attached. If you are interested in a particular application, please let us know and we will send you a copy of the full application.

Enclosure

Communication

Larry Casassa
Acting Community
Development Director

Re: Year 42 CDBG
(cont)

YEAR 42 ESTIMATED FUNDING

YEAR 42 ENTITLEMENT	\$ 891,525.00
ESTIMATED PROGRAM INCOME FROM PRIOR YEARS (BOH and Building Code Enforcement Fees Collected)	\$ 22,399.87
REPROGRAMMED AMOUNT (Reprogrammed amount is from unused funds in previous years.)	\$ 53,739.17
ESTIMATED TOTAL FUNDS AVAILABLE FOR NEW PROGRAMS AS OF 6/30/16	\$ 967,664.04
<u>CDBG Housing Revolving Loan Funds:</u>	
Anticipated Program Income July 1, 2015 – June 30, 2016	\$ 97,200.00
Anticipated Fund Balance as of June 30, 2016	\$ 46,000.00
Potential Program Income from July 1, 2016 – June 30, 2017	\$ 102,000.00
<u>CDBG Business Revolving Loan Funds:</u>	
Anticipated Program Income July 1, 2015 – June 30, 2016	\$ 13,921.60
Anticipated Fund Balance as of June 30, 2016	\$ 53,000.00
Potential Program Income July 1, 2016 – June 30, 2017	\$ 15,187.20
<u>Other Program Income (BOH/Bldg Dept Code Enforcement Fees)</u>	
Anticipated Program Income July 1, 2015 – June 30, 2016	\$ 13,000.00
Potential Program Income July 1, 2016 – June 30, 2017	\$ 20,000.00
<u>HOME Revolving Loan Funds:</u>	
Anticipated Program Income July 1, 2015 – June 30, 2016	\$ 70,800.00
Anticipated Fund Balance as of June 30, 2016	\$ 5,000.00
Potential Program Income July 1, 2016 – June 30, 2017	\$ 68,400.00

City of Fitchburg,

January 19, 2016

Communication ,

Larry Casassa
Acting Community
Development Director

Re: Year 42' CDBG
(cont)

CDBG YEAR 42 FUNDING REQUESTED

PUBLIC FACILITIES AND IMPROVEMENTS (7)	\$ 537,000.00
PUBLIC SERVICES (6)	\$ 228,043.43
ECONOMIC DEVELOPMENT (1)	\$ 25,000.00
CLEARANCE ACTIVITIES (1)	\$ 300,000.00
REHABILITATION AND PRESERVATION (2)	\$ 192,000.00
PLANNING AND ADMINISTRATION (1)	\$ <u>217,000.00</u>
TOTAL YEAR 42 FUNDING REQUESTS (18)	\$1,499,043.43

Communication

Larry Casassa
Acting Community
Development DirectorRe: Year 42 CDBG
(cont)**SUMMARY OF YEAR 42 PROPOSALS
AND PAGE INDEX****PUBLIC FACILITIES AND IMPROVEMENTS**

<u>PROJECT</u>	<u>SPONSOR</u>	<u>YR. 42 REQUEST AMOUNT</u>	<u>YR. 41 AWARD AMOUNT</u>	<u>PAGE</u>
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<u>Sidewalk Accessibility Improvements</u>	<u>Fitchburg Disability Commission</u>	<u>\$30,000</u>	<u>\$55,000</u> (from prior years)	<u>1</u>
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Summary: Project funds will be used to bring city sidewalks into compliance with ADA requirements. The project involves adding/improving crosswalks and removal of curbs that are obstructing universal access along Water Street, between Nashua and Fifth Streets, and on South Street near the Hosmer School. Approximately 30 architectural barriers will be removed. Work will be performed by the DPW.

<u>Main Street One Lane Conversion Project</u>	<u>Councilor Joel Kaddy and Fitchburg Pride</u>	<u>\$12,000</u>	<u>none</u>	<u>6</u>
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Summary: Project funds will be used to make Main Street one lane as a traffic calming measure and to improve parking options. Activities include signage, line painting and other pavement markings to delineate the new traffic pattern. Approximately 3,000 linear feet will be made one lane. Work will be performed by the DPW and will be ADA compliant.

<u>Allen Place Sidewalk Improvements</u>	<u>Fitchburg Department of Public Works</u>	<u>\$20,000</u>	<u>none</u>	<u>10</u>
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Summary: Project funds will be used to make approximately 350 linear ft of sidewalk and curb improvements on both sides of Allen Place, starting at Daniels Street. Improvements include replacing sidewalks, raising granite curbs and installing a cap on the retaining wall which runs along the sidewalk adjacent to the Emile Goguen Park. Work will be performed by the DPW and will be ADA compliant.

<u>Twin Cities Rail Trail (TCRT)</u>	<u>Community Development Department</u>	<u>\$ 250,000</u>	<u>none</u>	<u>15</u>
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Summary: Project funds will be used to cover a portion of the total purchase price of 2.2 miles of abandoned rail banked line in Fitchburg, to create a multi-use trail from Fitchburg to Leominster. The state has committed more than \$12 million in funds to design and construct the TCRT, and a federal earmark of \$2 million has been set aside towards the \$3 million purchase price of the trail. The balance of the purchase price is expected to be borne by the two cities.

Communication

Larry Casassa
Acting Community
Development DirectorRe: Year 42' CDBG
(cont)

<u>PROJECT</u>	<u>SPONSOR</u>	<u>YR. 42 REQUEST AMOUNT</u>	<u>YR. 41 AWARD AMOUNT</u>	<u>PAGE</u>
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<u>Streetscape Improvements</u>	<u>Community Development Department</u>	<u>\$40,000</u>	<u>\$145,000</u>	<u>19</u>
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Summary: Project funds will be used to supplement the Year 41 award amount, to make streetscape improvements to the City's Gateways along Water, River and Main Streets. The scope of work may include replacement of approximately 450 lf of sidewalk and curbing, installation of plantings, fencing, and lighting. Work will be performed by the DPW and will be ADA compliant.

<u>Parks and Playgrounds Improvement Project</u>	<u>Community Development Department and Parks Board</u>	<u>\$120,000</u>	<u>\$92,338.71</u>	<u>23</u>
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Summary: Project funds will be used to match \$244,203 in Parkland Acquisitions and Renovations for Communities Program funds (PARC) to make improvements to the First and Railroad Street Park. Activities include the installation of a basketball court and provision of green space for passive recreation and education. The mitigation of storm water runoff is an added benefit of the project. These funds will be used to supplement prior year CDBG funds to continue work on other parks listed on the City's Priority Action Plan for Parks and Playgrounds.

<u>Optometry Department Build Out & Expansion</u>	<u>Community Health Connections (CHC)</u>	<u>\$65,000</u>	<u>none</u>	<u>28</u>
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Summary: Project funds will be used to develop unused space at the CHC location. CDBG funds will be used to build one optometry exam room of a two exam room suite. CDBG funds will help secure leveraged resources to complete the project at a cost of \$245,000. The CHC serves North Central Massachusetts. In calendar year 2015, there were 1,817 optometry visits.

<u>TOTAL PUBLIC FACILITIES AND IMPROVEMENTS PROPOSALS (7)</u>	<u>\$ 537,000.00</u>
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PUBLIC SERVICES

<u>MIHN Family Housing/ Self Sufficiency Program</u>	<u>Montachusett Interfaith Hospitality Network</u>	<u>\$15,000</u>	<u>\$10,000</u>	<u>35</u>
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Summary: Project funds will provide emergency housing for homeless families in North Worcester County, including case management and follow up services once a family leaves the shelter. Overnight supervision is provided 7 days a week. It is estimated that 20 families will be served during the program year, of which an estimated 50% or 10 families (unduplicated count) will originate from Fitchburg. Approximately 300 volunteers from 9 local churches assist in the operation of the program which includes the provision of 3 meals a day. Funds will support the salary of the Operations Manager. MIHN recently relocated to 758 Main Street in Leominster. The new location has a 20-bed capacity and can hold up to 3-5 families at one time.

Communication

Larry Casassa
Acting Community
Development Director

Re: Year 42 CDBG
(cont)

<u>PROJECT</u>	<u>SPONSOR</u>	<u>YR. 42 REQUEST AMOUNT</u>	<u>YR. 41 AWARD AMOUNT</u>	<u>PAGE</u>
<u>Building Leadership & Inspiring Self Sufficiency</u>	<u>United Neighbors of Fitchburg, Inc.</u>	<u>\$73,043.43</u>	<u>\$56,000</u>	<u>44</u>

Summary: Project funds will be used to provide an afterschool youth program, information and referral, food pantry, bi-lingual services to Latino residents, GED in Spanish, ESL, citizenship, civic & community engagement at the Cleghorn Neighborhood Center (CNC). Funds will be for staff salaries, additional part-time assistant in the afterschool program, and related administrative costs. The agency operates citywide. It is estimated that 1,100 (unduplicated count) will be served. CNC is located at 2-18 Fairmount Street and the Youth Center at 40 Fairmount Street.

<u>Spartacus Program</u>	<u>Montachusett Regional YMCA</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>67</u>
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Summary: Project funds will be used to support staff salary of the Teen Center Spartacus Program, offering services to at-risk youth between the ages of 13 and 18 who live in Fitchburg. Emphasis will be on Youth Development, Healthy Living and Social Responsibility through physical fitness, team building, life skills training and outdoor activities. It is estimated that 50 youth (unduplicated count) will be served. The afterschool program will operate between September and June. The YMCA is located at 55 Wallace Ave in Fitchburg.

<u>Drug Enforcement And Patrol Program</u>	<u>Fitchburg Police Dept.</u>	<u>\$85,000</u>	<u>\$65,000</u>	<u>78</u>
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Summary: Project funds will be used to provide for police overtime expenses related to drug investigation activities in the CDBG Strategy Area, and foot/motorcycle/bicycle patrols in the Main Street area. This project will help alleviate drug activity, violent crime and property crime, which will benefit residents and businesses. Police activities include narcotics investigations, surveillance, undercover buys, search warrant services and arrests.

<u>Transportation Services to Afterschool Program</u>	<u>Boys & Girls Club of Fitchburg and Leominster</u>	<u>\$30,000</u>	<u>\$18,000</u>	<u>84</u>
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Summary: Project funds will be used to provide one-way transportation from Fitchburg schools to the Boys and Girls Club Afterschool Program. The Fitchburg schools include: Memorial, South Street, Reingold, Crocker, McKay, Longsjo, Sizer and Fitchburg High School. It is estimated that approximately 1,440 transportation trips will be provided. This service is for Fitchburg youth between the ages of 8 and 18. It is estimated that 250 Fitchburg youth (unduplicated count) will be served. The Club is located at 365 Lindell Street in Leominster.

Communication
Larry Casassa
Acting Community
Development Director

Re: Year 42 CDBG
(cont)

<u>PROJECT</u>	<u>SPONSOR</u>	<u>YR. 42 REQUEST AMOUNT</u>	<u>YR. 41 AWARD AMOUNT</u>	<u>PAGE</u>
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<u>Fitchburg Employment Plus Program</u>	<u>My Turn, Inc.</u>	<u>\$15,000</u>	<u>none</u>	<u>97</u>
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Summary: Project funds will be used to pay for staff salary and offer paid Internships; Occupational Trainings, including OSHA, Construction, Human Service credentials and ServSafe; Supportive Services; and Tuition Assistance, to provide at-risk Fitchburg youth between the ages of 16 and 24 years with alternative education and employment training programs, with the goal of making a livable wage. It is estimated that 35 Fitchburg residents (unduplicated count) will be served. The agency is located at 14 Summer Street in Fitchburg.

<u>TOTAL PUBLIC SERVICE PROPOSALS (6)</u>	<u>\$228,043.43</u>
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ECONOMIC DEVELOPMENT

<u>Small Business Technical Assistance Program</u>	<u>NewVue Communities (formerly Twin Cities CDC)</u>	<u>\$25,000</u>	<u>\$20,000</u>	<u>120</u>
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Summary: Project funds will provide outreach and technical assistance to businesses. This program leverages loans for small businesses. Additional staff time will be used to address business development related to the North of Main Street project. It is estimated that 40 businesses will be served (unduplicated count), 60 jobs will be created/retained, 40 businesses will be counseled, 4 loans with a value of \$100,000 total will be facilitated, 25 business plans will be developed and 10 businesses will be trained. Funds will be used to pay staff salary. The CDC recently changed its name to NewVue Communities in 2015 and expanded its service area to include all of North Central Massachusetts. The office is located at 470 Main Street.

<u>TOTAL ECONOMIC DEVELOPMENT PROPOSALS (1)</u>	<u>\$25,000.00</u>
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CLEARANCE ACTIVITIES

<u>Demolition</u>	<u>Fitchburg Community Development Department</u>	<u>\$300,000</u>	<u>\$29,280.97</u>	<u>136</u>
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Summary: Project funds will be used to remove abandoned structures primarily in the CDBG strategy area, which pose an imminent threat to public safety and which contribute to slums and blight, although the entire city is CDBG eligible. It is estimated that 8 buildings containing up to 20 units will be demolished. Consultants will be hired for specific expertise such as environmental assessment or engineering services.

<u>TOTAL CLEARANCE PROPOSALS (1)</u>	<u>\$300,000.00</u>
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Communication

Larry Casassa
Acting Community
Development Director

Re: Year 42 CDBG
(cont)

<u>PROJECT</u>	<u>SPONSOR</u>	<u>YR. 42 REQUEST AMOUNT</u>	<u>YR. 41 AWARD AMOUNT</u>	<u>PAGE</u>
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REHABILITATION AND PRESERVATION

<u>Code Enforcement</u>	<u>Fitchburg Building Department</u>	<u>\$49,000</u>	<u>\$49,000</u>	<u>139</u>
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Summary: Project funds will be used to pay 50% of one existing full-time Building Inspector position and 50% of one full-time Clerk position. Through enforcement of the State's Sanitary and Building Codes, Fitchburg's housing stock will be greatly improved. To be eligible, this activity must be part of a comprehensive strategy to arrest deterioration, including housing rehab and demolition. It is estimated that 1,500 housing units (duplicated count) will be inspected in the CDBG strategy area.

<u>Code Enforcement</u>	<u>Fitchburg BOH</u>	<u>\$143,000</u>	<u>\$140,000</u>	<u>146</u>
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Summary: Project funds will be used to pay 100% of two existing full-time BOH Inspector positions and 50% of one full-time Clerk position. Through the enforcement of the State's Sanitary and Building Codes, Fitchburg's housing stock will be greatly improved. To be eligible, this activity must be part of a comprehensive strategy to arrest deterioration, including housing rehab and demolition. It is estimated that 2,000 housing units (duplicated count) will be inspected in the CDBG strategy area.

<u>TOTAL REHABILITATION AND PRESERVATION PROPOSALS (2)</u>	<u>\$192,000.00</u>
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PLANNING AND ADMINISTRATION

<u>CDBG Administration</u>	<u>Fitchburg Community Development Department</u>	<u>\$217,000</u>	<u>\$217,000</u>	<u>154</u>
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Summary: Project funds will be used to provide for the necessary administration of CDBG programs and sub-recipient contracts in accordance with federal guidelines, including staffing, technical services and planning activities. This also includes grant writing and administration of grant projects, which help leverage several million dollars in additional state and federal grants.

<u>TOTAL PLANNING AND ADMINISTRATION PROPOSAL (1)</u>	<u>\$217,000</u>
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Communication read and placed on file in the City Clerk's
Office.

REPORTS OF COMMITTEES

APPOINTMENTS COMMITTEE - Oral Report
Meeting of January 19, 2016

The Appointments Committee recommended the following
Appointments be confirmed:

New Appointments:

Airport Commission

Clayton R. Raymond, 559 Shea St. Fitchburg
(Term to expire February 1, 2018)

Richard Liberatore, 404 Westminster Hill Rd. Fitchburg
(Term to expire July 1, 2016)

License Commission

Donna Pawlak, 509 Mechanic St. Fitchburg
(Term to expire June 1, 2018)

The Recommendation of the Appointments Committee was read and
accepted by vote of 9 in favor and 1 opposed (Joseph). 10
members present. Board consists of 11 members.

Councillor Joseph left at 8:35 PM.

HEARINGS

- 250-15. ~~Joseph Poznick, Chairman on behalf of the Airport~~
Commission to petition the City of Fitchburg to accept
as a gift, purchase, or to take by eminent domain
under Ch. 79, s. 1 of the MA General Laws, permanent
avigation easements located in the area of Battles
Avenue as outlined in the enclosed petition.

TO THE HONORABLE CITY COUNCIL OF THE CITY OF FITCHBURG

Ladies and Gentlemen:

The undersigned Petition your Honorable Body to

On behalf of the Fitchburg Airport Commission, pursuant to its vote on November 18, 2015 and pursuant
to M.G.L. c.90, §51G, the undersigned petition your Honorable Body to accept as a gift, purchase, or to
take by eminent domain under Chapter 79, section 1 of the Massachusetts General laws, permanent
avigation easements over certain parcels of land required for the purpose of removing vegetative
obstructions from the airport approach surface, which currently poses a safety hazard. Said parcels are
located in the area of Battles Street and are designated as easements #3, #5 and #6 on the attached
Avigation Easement Plan;

Also, to accept as gift, purchase or to take by eminent domain under Chapter 79, section 1 of the
Massachusetts General laws, temporary easement to enter upon said land for the removal of said
vegetative obstructions.

Respectfully submitted,

Joseph Poznick, Chairman

Airport Commission

Fitchburg Municipal Airport

Date: _____

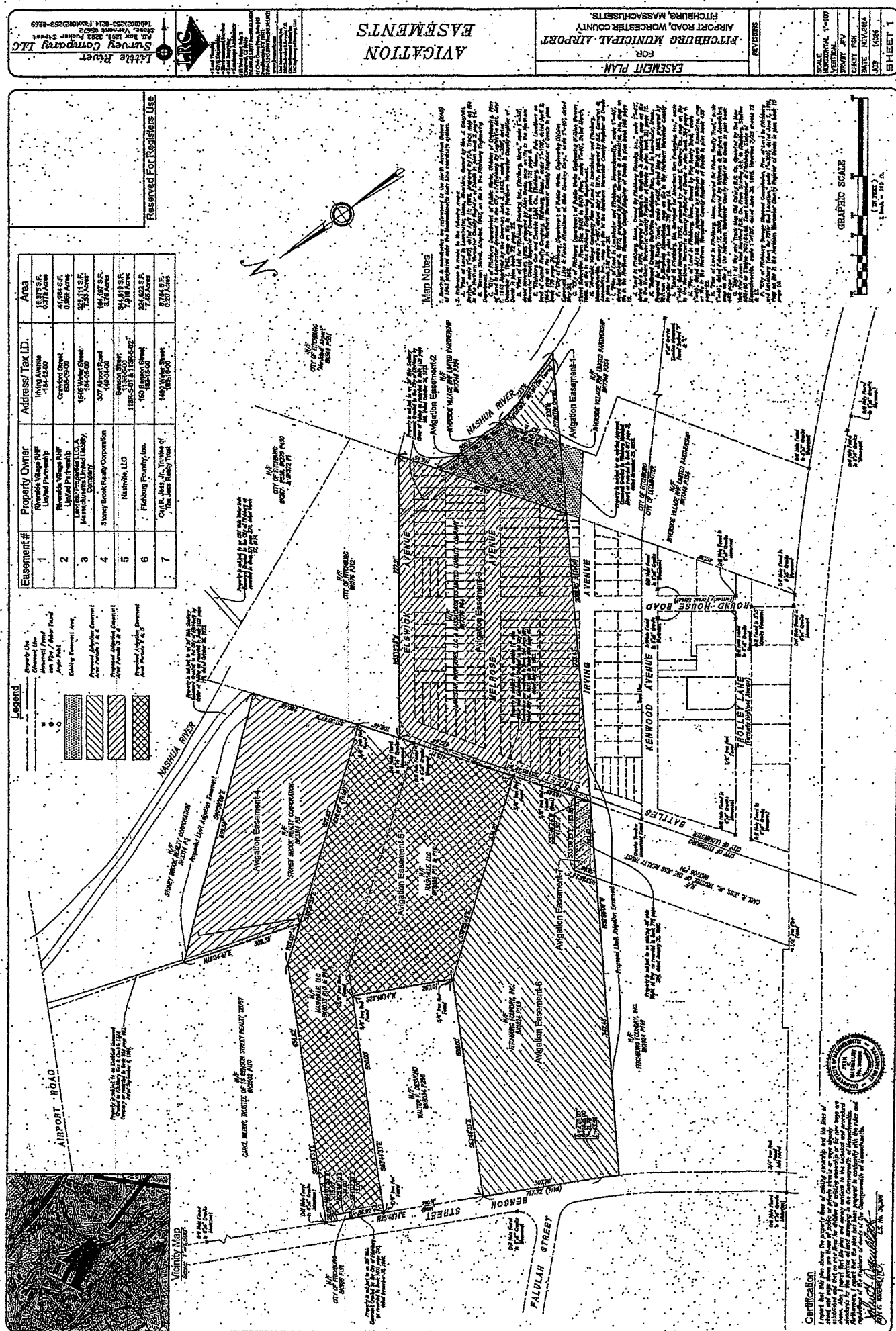
Reports of
Committees

Appointments
Committee

Oral Report

Hearing
#250-15

FITCHBURG CITY CLERK
15 DEC 10 12 15



Hearing Held. Mr. Scott Ellis, Airport Manager, and Mr. Matt Caron from Gale Associates was present. Mr. Caron explained that "avigation" is an FAA term pertaining to airspace easements. They are not looking to take ownership of property but only to remove vegetation in the flight path. The City accepted FAA funds and with those funds came grant assurances to obtain these easements. The Airport must offer an amount equal to appraised value. He gave the appraised amounts as follows:

\$46,000 property #5-trucking business;
\$115,000-ambulance service;
\$80,000-realty business.

Funding is available for the process but it is a reimbursement process.

No one spoke in favor of the petition.

Speaking in opposition:

Mr. Peter Campobasso-on behalf of Nashville, LLC, 70 Benson St. Easement #5. He stated that the easement will affect financing terms with lenders and request a less intrusive manner of reaching the same goal.

Mr. Peter Hodges-identified himself as owner of parcel #4. Stated that the process has not been fair. He has asked many times for copy of the appraisal but has been refused. He is not clear what they are asking for. He states this is related to plans to extends/enlarge/change the use of the airport and that this should be disclosed. He is willing to follow the process if it is made clear.

Motion to amend the petition to strike, "Joseph Poznick, Chairman on behalf of" passed by unanimous vote. Motion to hold petition as amended until February 4, 2016 passed by vote of 6 in favor and 3 opposed (DiNatale, Kushmerek, Bisol). 9 members present. Board consists of 11 members.

Hearing
#248-15

248-15. SPECIAL PERMIT HEARING: Jeffrey Dumay for renovations to property located at 196-198 Water St. that has been vacant for more than two years. Renovations to include rental apartments on second and third floor and two commercial spaces on first floor.

SPECIAL PERMIT APPLICATION
FROM THE
CITY OF FITCHBURG
CITY COUNCIL

FITCHBURG CITY CLERK

15 DEC -2 10 22

PERMIT FEE \$300.00

Instructions: Complete each section as required. Submit the original application to the Office of the City Clerk.

1. APPLICANT NAME:

Jeffrey Dumay

MAILING ADDRESS OF APPLICANT:

7 memorial road #207
P.O. Box (if applicable) Street
Somerville, MA 02145
City Zip Code

TELEPHONE NUMBER OF APPLICANT:

2. ADDRESS AND DESCRIPTION OF PROPERTY FOR WHICH THE SPECIAL PERMIT IS BEING REQUESTED:

196-198 water st Fitchburg, MA.

Fitchburg Assessor's Map 69 Block 17 Lot 0

3. OWNER OF PROPERTY:

Jeffrey Dumay

MAILING ADDRESS OF OWNER: 7 memorial road #207

Somerville, MA 02145

4. CONTACT PERSON FOR PROPERTY:

5. TELEPHONE NUMBER FOR CONTACT PERSON:

City of Fitchburg,

January 19, 2016

Hearing
#248-15 (cont)

6. DESCRIBE WHAT YOU INTEND TO USE THE PROPERTY FOR:

What I intend on using my property for
is apartment rental on second and third floor.
On the first floor I plan on doing two commercial spaces.

7. TOTAL SQUARE FOOTAGE OF PROPOSED USE: _____

8. TOTAL PARKING REQUIRED: 4

9. TOTAL PARKING PROVIDED: 4

10. MUNICIPAL SERVICES:

Please check as appropriate:

- | | | |
|---|-----------------|---------------------|
| A. Project will tie in to City Sewer System | <u>X</u>
Yes | <u> </u>
No |
| B. Project will tie in to City Water Service | <u>X</u>
Yes | <u> </u>
No |
| C. Project will tie in to Storm Drainage System | <u>X</u>
Yes | <u> </u>
No |

11. Is this a Special Permit for a Nursing Home, Truck/Bus Terminal, Research & Testing, Publishing and Printing, Light Manufacturing or Manufacturing?

 Yes X
No

12. If YES, a Plan prepared by a Registered Professional Land Surveyor or Regular Professional Engineer in accordance with Section 2 of the Rules and Regulations governing Special Permits must be attached.

Hearing
#248-15 (cont)

14. SIGNATURE OF APPLICANT:

Jeffrey Dumay

PRINT NAME OF APPLICANT:

Jeffrey Dumay

DATE:

December 11, 2015

Please note: This application will not be accepted unless ALL requirements stated in the letter of determination by the Building Commissioner have been met.

DEC 02 2015

DATE RECEIVED BY CITY CLERK

\$300.00 Cash

APPLICATION FEE RECEIVED

City of Fitchburg, January 19, 2016

Hearing
#248-15 (cont)

196-198 Water



Fitchburg, Massachusetts
*Office of the
Building Commissioner*

ROBERT LANCIANI
Building Commissioner

KYLE RIDLEY
Inspector of Wires

JOHN J. MORAN SR.
Local Building Inspector

WAYNE LITTLE
Plumbing/Gas Inspector

November 24, 2015

Jeffrey Dumay
7 Memorial Rd Apt 207
Somerville, MA

RE: Building Permit for 196-198 water st, , Map 69 Block 17 Lot 0.

Dear Sir,

I have reviewed your application for a building permit and my findings are as follows:

1. Land and building at 196-198 water st, , Map 69 Block 17 Lot 0 are located in a Central Business District (Zoning Map of the City of Fitchburg and Chapter 181, Section 181.23 of the General Ordinances of Fitchburg as amended).
2. The existing building is a nonconforming building that has been abandoned or not used for a period of more than two years. The building has lost its protected status and is now subject to the provisions of the zoning ordinance, unless a special permit is issued pursuant to Section 181.3561. **Applications for a Special Permit from the City Council are available at the City Clerk's office, 166 Boulder Drive.** Your application for a building permit is denied until you receive a Special Permit from the City Council.
- 3 All renovations done to the existing buildings will require plans and specifications to show that code compliance is met under the Massachusetts State Building Code eighth edition before a building permit can be issued.

If you have any questions regarding this zoning determination, please feel free to write or call this office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rob Lanciani", is written over a horizontal line.

Robert Lanciani
Building Commissioner

Hearing
#248-15 (cont)



City of Fitchburg
OFFICE OF THE TREASURER

166 Boulder Drive
Fitchburg, MA 01420

Calvin D. Brooks
Treasurer/Collector

Date: 12/2/15

Name: Jeffrey Dumay

Parcel ID: 69-17-0

Address: 196 Water St

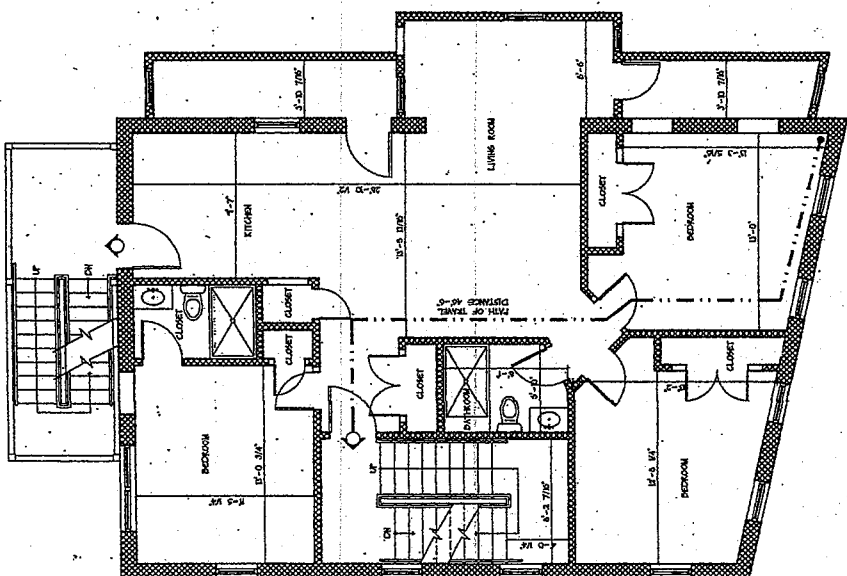
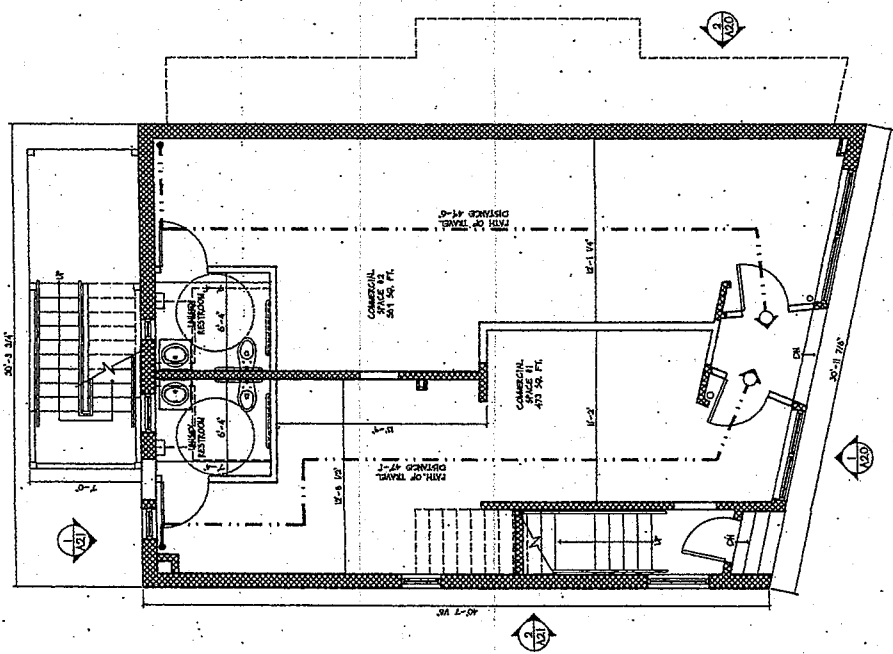
CERTIFICATE OF TAX COMPLIANCE

This document signed by the Treasurer certifies that as of the above date, that the above named Applicant is in compliance and in good standing with its tax obligations and fees payable under City code, including real estate, personal property and water and sewer fees and is not a delinquent taxpayer (longer than 12 months outstanding). This Certificate is issued in compliance with Part II, Article 3, Chapter 120, Section 22, Subsection (C) as amended by City Council. This Certificate is required for all original applications and renewal applications for any license or permit, other than those referred to in Section 120-24, and issued by any Department, Officer, Board, or Commission of the City but not limited to Building Permits, Zoning Board Appeals Applicants, Planning Board Applications, and Special Permits.

Very truly yours,

Calvin D. Brooks

Calvin D. Brooks
Treasurer/Collector
City of Fitchburg



CENTREPOINT
ARCHITECTS

551 Windsor Street, A4.04
Somerville, MA 02143-1011, 781.739.7197

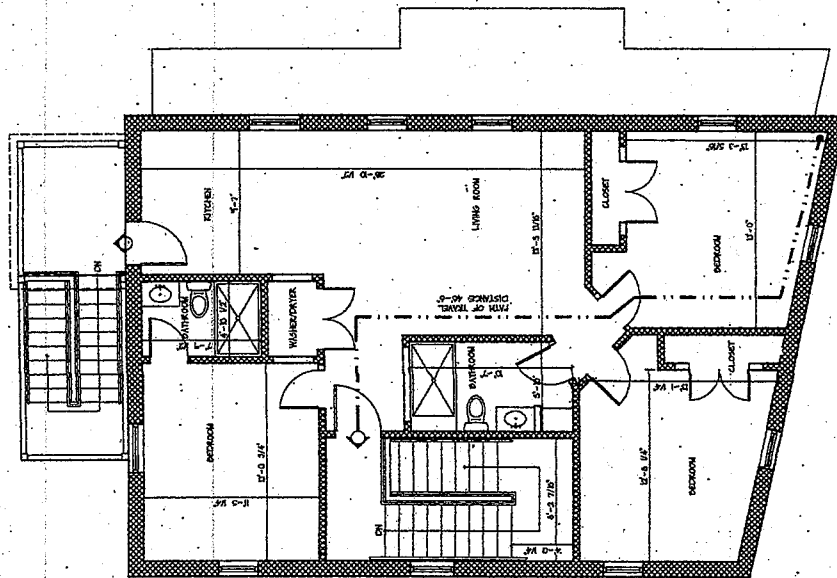
Jeffery Dumay Building
180-88 West St.
Fitchburg, MA 01525

PROJECT #
12815

ISS. DATE: 11/11/15
REV. DATE:

A1.1

Hearing
#248-15 (cont)



1 Third Floor Plan
Scale: $1/8" = 1'-0"$

CENTREPOINT
ARCHITECTS

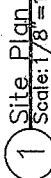
Jeffery Dumay Building

561 Windsor Street, A404
Senserville, MA 02143-1417, 718.9707

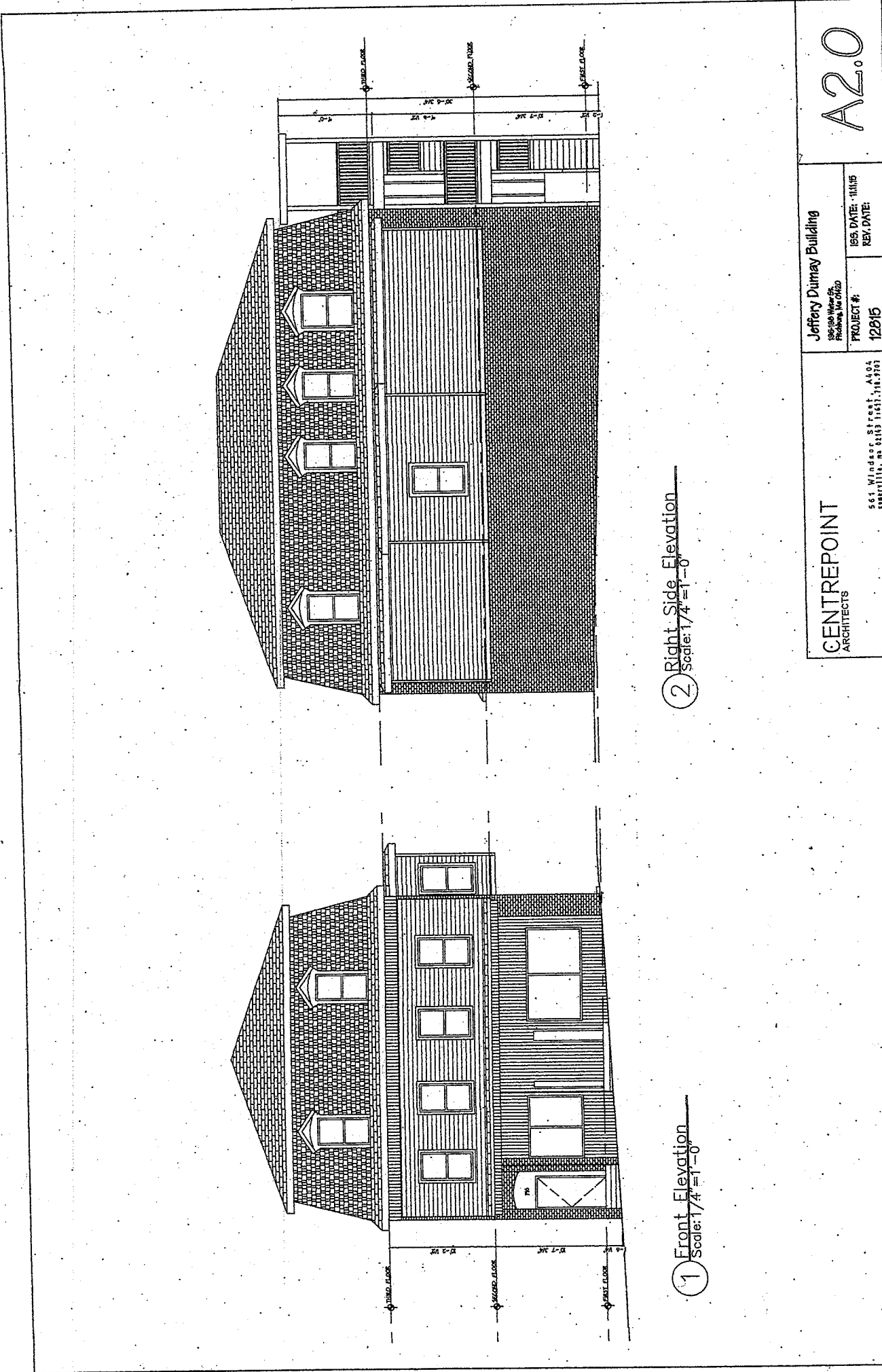
PROJECT:
12815

A1.2

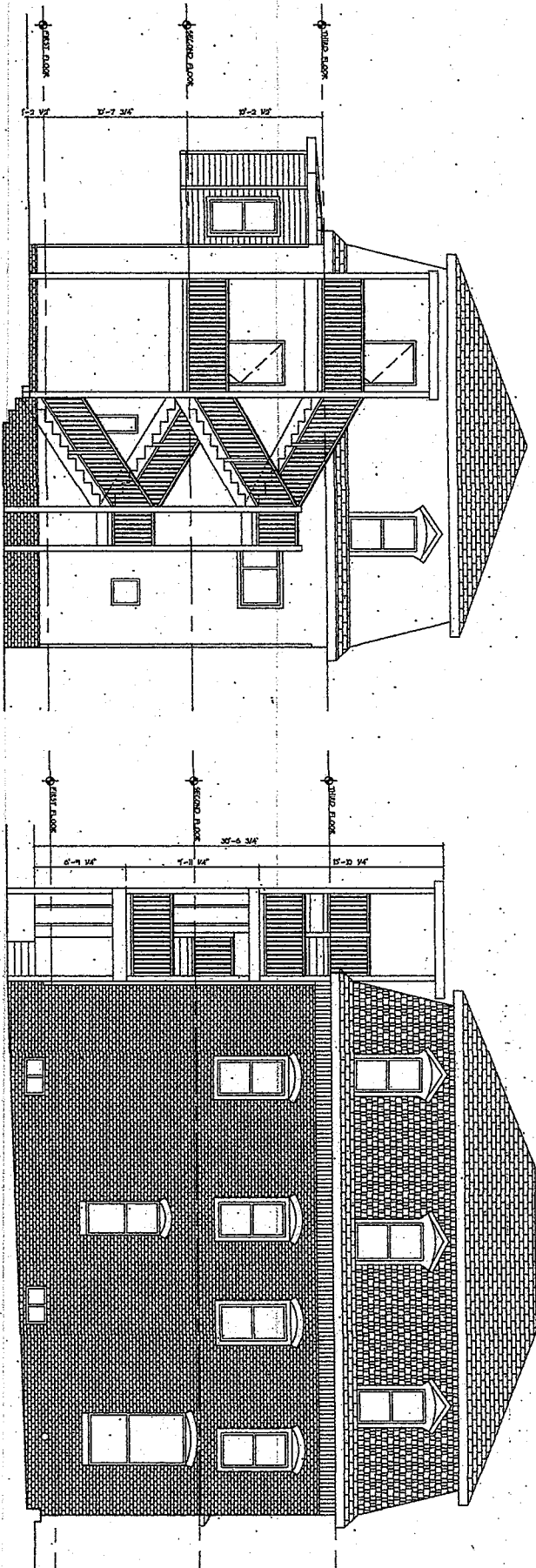
January 19, 2016



Hearing
#248-15 (cont)



Hearing
#248-15 (cont)



1 Rear Elevation
Scale: 1/4"=1'-0"

2 Left Side Elevation
Scale: 1/4"=1'-0"

CENTREPOINT
ARCHITECTS

561 Windsor Street, Apt 4
Somerville, MA 02145-1511, 781-370-1101

Jeffrey Dumay Building

120-120 West St.
Fitchburg, MA 01525

PROJECT #:

12015

ISS. DATE: 11/15
REV. DATE:

A2.1

Hearing
#248-15 (cont)



CITY OF FITCHBURG
OFFICE OF THE CITY CLERK

16 JAN 13 16

Anna M. Farrell, City Clerk
(978) 829-1820
www.fitchburgma.gov

166 Boulder Drive
Fitchburg MA 01420

DATE: January 13, 2016

TO: Conservation Commission
Community Development
Treasurer (for tax clearance)
Fire
Health
Police

Public Works Commissioner
Water Deputy Commissioner
Wastewater Deputy Commissioner
City Solicitor

FROM: Anna M. Farrell, City Clerk

Subject: Special Permit Application (See Attached) Petition # 248-2015

As directed by the City Council, you are respectfully requested to provide a written report, recommendations or information which will be of assistance in processing the request for a Special Permit.

Special Permit Public Hearing to be held on: January 19, 2016

Kindly deliver said report to the City Clerk
no later than Monday, January 18, 2016

If response is not received by due date it will be assumed that you approve of the application as submitted and have no comments.

For your convenience, you may use the following space to respond:

X

Approved as submitted *Taxpayer is tax compliant.*

Approved with modifications (Please attach list of suggested modifications)

Disapproved (Please attach list reasons)

Department

Treasurer

by

A. D. Bulo

(Signature)

Date:

1-13-16

City of Fitchburg,

January 19, 2016



**CITY OF FITCHBURG
OFFICE OF THE CITY CLERK**

166 Boulder Drive
Fitchburg MA 01420

Anna M. Farrell, City Clerk
(978) 829-1820
www.fitchburgma.gov

Hearing
#248-15 (cont)

DATE: January 13, 2016

TO: Conservation Commission
Community Development
Treasurer (for tax clearance)
Fire
Health
Police

Public Works Commissioner
Water Deputy Commissioner
Wastewater Deputy Commissioner
City Solicitor

FROM: Anna M. Farrell, City Clerk

Subject: Special Permit Application (See Attached) Petition # 248-2015

As directed by the City Council, you are respectfully requested to provide a written report, recommendations or information which will be of assistance in processing the request for a Special Permit.

Special Permit Public Hearing to be held on: January 19, 2016

Kindly deliver said report to the City Clerk
no later than Monday, January 18, 2016

If response is not received by due date it will be assumed that you approve of the application as submitted and have no comments.

For your convenience, you may use the following space to respond:

Approved as submitted

Approved with modifications (Please attach list of suggested modifications)

Disapproved (Please attach list reasons)

Department

Health

by

(Signature)

Date:

1/13/16

Hearing held. Mr. Jeffrey Dumay was present. Councillors expressed concerns pertaining to lack of parking and questioning whether the house is worth rehabbing. Other councilors supported the idea of new people coming in to the city to invest money and live here.

No one spoke in favor of the petition. Speaking in opposition were:

Mr. Michael McLaughlin-stated he has reviewed the zoning ordinance and that this building cannot be used as it was in the past with today's standards.

Mr. Larry Casassa-stacked parking is not acceptable for the intended use.

Motion to grant the special permit FAILED by vote of 4 in favor and 5 opposed (Kushmerek, Beauchemin, Bisol, Clark, Green). 9 members present. Board consists of 11 members.

Hearing
#240-15

240-15. City of Fitchburg Planning Board to amend Chapter 181 of the Code of the City of Fitchburg entitled "Zoning" and accompanying Zoning Map as follows: Add a new section 181.89, West Fitchburg Corridor Overlay District.

Farrell, Anna

From: O'Hara, Michael
Sent: Wednesday, January 13, 2016 10:23 AM
To: Farrell, Anna
Subject: RE: # 240-2015

Anna: - Got your txt last night (*which came as 3 separate texts - odd*)
re: Petition #240-2015 Proposed Zoning amendment - West Fitchburg Overlay District.

~~*~~ Tues. Jan 19th is also when Plng. Bd. is holding their Public Hearing on the proposed amendment. I can't guarantee that the Board will get to it prior to 7:00 when Council starts, nor if they'll even make a recommendation at that meeting.
Suggest maybe C. Council continue hrg. to next mtg. ?

mo'h

TO THE HONORABLE CITY COUNCIL OF THE CITY OF FITCHBURG

Ladies and Gentlemen:

The undersigned Petition your Honorable Body to

To Amend Chapter 181 of the Code of the City of Fitchburg entitled "Zoning" and accompanying Zoning Map as follows:

1) Add a new Section 181.89, West Fitchburg Corridor Overlay District, as follows:

181.89 WEST FITCHBURG CORRIDOR OVERLAY DISTRICT

181.891 Purpose. The intent of the West Fitchburg Corridor Overlay District is to encourage compact, pedestrian friendly development that is physically and functionally integrated through site design, dimensional and parking standards that limit parking, provide flexibility for development initiatives and provide incentives for mixed-use development. Specifically, the purposes and objectives of the West Fitchburg Corridor Overlay District are:

- a) To promote the economic development, general welfare and safety of the community through the use of appropriate urban design standards in special development areas.
- b) To encourage a mix of moderate and high density development within walking distance of transit stations to increase transit ridership and limit vehicular traffic.
- c) To encourage compact development of compatible land uses at urban densities.
- d) To encourage reuse and redevelopment of existing buildings and building lots.
- e) To foster the development of high-quality, pedestrian-scale environments through site and building design that provides an aesthetically pleasing pedestrian environment that is accessible, compact, safe and inviting to encourage walking, bicycling and transit use.
- f) To promote urban design that is consistent with the City of Fitchburg's economic development, planning and programmatic efforts.
- g) To avoid over-dedication of land to surface parking by preventing excessive accessory off-street parking.
- h) To preserve and enhance the historical, cultural, and architectural assets of the city.
- i) To provide flexibility with regard to dimensional requirements in a manner that is consistent with the purposes and intent of this Section.

181.892 Establishment

The West Fitchburg Corridor Overlay District is hereby established, the boundaries of which are shown on the City of Fitchburg Zoning Map.

181.893 Administration

The approval authority for Site Plan Review and Special Permits in the West Fitchburg Corridor Overlay District shall be the Planning Board unless designated otherwise in the underlying base zoning district.

181.894 Definitions

MIXED-USE DEVELOPMENT – A development characterized by two (2) or more distinct uses that are physically integrated in a compatible way within a building or a lot.

FITCHBURG CITY CLERK

15 NOV 17 08 52

Hearing
#240-15 (cont)

181.895 Use Regulations

The following uses shall be allowed within the West Fitchburg Corridor Overlay District in addition to what the underlying zoning district allows, provided that such use will be regulated herein. Any use not specifically listed below or within Section 181.3 shall be prohibited.

181.8951 Uses By Right and Site Plan Review

The following uses proposed in buildings less than 10,000 square feet in the West Fitchburg Corridor Overlay District are allowed by right with Site Plan Review:

Bus Terminal / Station and Railroad Passenger Terminal	General Service establishment
Retail Kiosk	Building trade shop
Lodge or Club	Bakeries
Bed & Breakfast	Gymnasiums
Garden Center	Museums / Art Galleries
Restaurant and seasonal outdoor dining	Newsstands
Business or professional office, including medical and dental	Art / Photography Studio
Bank, financial agency	Printing / Copy Service
Personal service establishment.	Retail stores and services not elsewhere set forth

181.8952 Uses by Special Permit

The following uses in the West Fitchburg Corridor Overlay District are allowed by Special Permit from the Planning Board:

Three-family dwelling	Amusement facility
Multifamily dwelling	Commercial recreation
Assisted Living	Commercial parking facility
Flexible Development	Theaters
Planned Unit Development	Hotel, Inn or Motel
Funeral Home	Veterinary Care
Nursing Home	Other open-air retail sales
Motor vehicle service station or car wash	Golf course
Motor vehicle fuel dispensing station	All uses listed in Sec. 181.8941 above having > 10,001 sq. ft.
Fast Food Restaurant	Multi-Uses with in one building structure considering compatibility of such proposed uses

181.896 Design Standards

The Planning Board may adopt Design Standards under this section as part of their Rules & Regulations for Special Permits & Site Plan Review.

181.897 Waivers

- 181.8971 The Planning Board may waive strict adherence to sections of this ordinance if it finds that the safety and well-being of the public will not be adversely affected by such a waiver. For each waiver granted, the Planning Board will make a written record indicating that the proposed development meets the purpose of this bylaw.
- 181.8972 All requests for waivers shall be made in writing on a separate sheet (or sheets) of paper and be attached to the site plan review special permit application and be presented at the time of the initial application.
- 181.8973 Requests for waivers shall indicate the section number and the reason the applicant needs the waiver along with any documentation to support the request.

181.898 Severability

If any provision of this Ordinance is found to be invalid by a court of competent jurisdiction, the remainder of the bylaw shall not be affected but shall remain in full force. The invalidity of any section of this bylaw shall not affect the validity of the remainder of the City of Fitchburg Zoning Ordinance.

Hearing
#240-15 (cont)



Hearing opened and continued to February 4, 2016 by unanimous vote. 9 members present. Board consists of 11 members.

ORDERS - FINANCE

The following Orders were referred to the Finance Committee:

- 007-16. ORDERED THAT: The City of Fitchburg hereby accepts the gift of \$3,000 from Mr. Kenneth Posco to be used to purchase a point-to-point device enabling the Fitchburg Police to connect to the internet at the Community Center at 150 Main Street.
- 008-16. ORDERED THAT: The City of Fitchburg hereby approves the expenditure of funds from the MA Executive Office of Public Safety and Security as follows:
FY16 Fire SAFE Program - \$5,937
FY16 Fire Senior SAFE Program - \$3,115
- 009-16. ORDERED THAT: The City of Fitchburg hereby approves the expenditure of funds from the Montachusett Opportunity Council for the First and Railroad Street Playground Improvement Grant, in the approximate amount of \$17,609, for the purpose of said grant.
- 010-16. ORDERED THAT: There be and hereby is appropriated TWENTY-NINE THOUSAND SEVEN HUNDRED NINETY-SEVEN DOLLARS (\$29,797) same to be charged to Available Funds and credited to accounts as follows:
Election and Registration Personal Services - \$24,484;
Election and Registration Personal Services Overtime - \$1940;
Election and Registration Expenses - \$3,373
- 011-16. ORDERED THAT: There be and hereby is transferred the sum of SIXTEEN THOUSAND DOLLARS (\$16,000) from Police Personal Services to Police Other Expenses.

Petitions

PETITIONS

The following Petition was referred to a Public Hearing
February 4, 2016:

- 12-16. South Coast Development, 280 Ayer Road, Harvard MA for flammable storage of 35,000 gallons as follows: 26,000 gallons of gasoline and 9,000 gallons of diesel in two underground fuel storage tanks at 487 Princeton Road.

CAROLYN A. PARKER
CONSULTING

FITCHBURG CITY CLERK

December 30, 2015

16 JAN -4 11 09

**City of Fitchburg
166 Boulder Drive
Fitchburg, MA 01420**

Attn: Ms. Deb Vilandry
City Clerk/ City Council

New England Farms
487 Princeton Road
Fitchburg, MA 01420
Delivery: In Person

Dear Ms. Vilandry,

The plot of land located at 487 Princeton Road has been purchased by Southcoast Development, LLC, 280 Ayer Road, Harvard, MA 01451. They are proposing to build a gas station and 4,250 square foot convenience store with a drive thru donut shop. They were approved by the Zoning Board on December 8, 2015 but due to an error in abutter notification they need to be heard again on January 19, 2016. They were heard before the Planning Board on December 15, 2015 and need to make a few minor modifications to the plans for approval. We wish to be scheduled to be heard by the City Council at their next meeting to obtain a License for the storage of 35,000 gallons of gasoline/diesel. The owner will install (2) two Underground Fuel Storage tanks; (1) 20,000 gallon gasoline and (1) 15,000 gallon tank 6K gasoline/9K diesel split tank. Enclosed please find the following in support of our application:

- (1) One copy of the Petition to City Council
- (1) One copy of the Application for License
- (1) One copy of the License (for use if we are approved)
- (1) One copy of the Site Plan - 8 1/2" x 11"
- (1) One copy of the Fire Suppression Plan - 8 1/2" x 11"
- (1) One copy of the Certified List of Abutters

Please review the enclosed information and let me know when we will be heard before the City Council. The owner, Mickey Higgins, or I will be in attendance at the meeting, it is my understanding that your office will do the abutter notifications via certified mail and publish the legal ads in the newspaper and invoice us for the cost. If you have any questions or require additional information please do not hesitate to call me at (774) 239-2781. Thank you in advance for your time in helping to expedite this matter.

Sincerely,


Carolyn A. Parker

Cc: Southcoast Development
File

SPECIALIZING IN THE PETROLEUM INDUSTRY
Project Management, Permit Expediting, Drafting & Fire Suppression Plans

3 Lorion Avenue, Worcester, MA 01606 • Tel: 508-853-1167 • Fax: 508-853-1176 • Cell: 774-239-2781 • capconsulting@verizon.net

City of Fitchburg, January 19, 2016

Petitions (cont)



FP-002A
(Rev. 1.1.2015)

The Commonwealth of Massachusetts
City/Town of FITCHBURG

Application For License

Massachusetts General Law, Chapter 148 §13

☒ New License ☐ Amended License

GIS Coordinates

LAT.

LONG.

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 487 PRINCETON ROAD
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: SOUTH COAST DEVELOPMENT

Address of Land Owner: 280 AYER ROAD, HARVARD, MA 01451

Use and Occupancy of Buildings and Structures: GAS STATION / CONVENIENCE STORE

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
1-REG-GASOLINE	1B	20,000	GALLONS	UST
2-SUPER-GASOLINE	1B	6,000	GALLONS	UST
DIESEL	2	9,000	GALLONS	UST

Total quantity of all flammable liquids to be stored: 35,000

Total quantity of all combustible liquids to be stored: 0

Total quantity of all flammable gases to be stored: 0

Total quantity of all flammable solids to be stored: 0

Petitions (cont)

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____

List sizes and capacities of all aboveground containers used for storage: _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____

List sizes and capacities of all underground containers used for storage: _____

Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, CAROLYN A. PARKER hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature Carolyn A. Parker Date 11/30/15 Name CAROLYN A. PARKER

Fire Department Use Only

I, St. Phil Jordan, Head of the Fitchburg Fire Department endorse this application with my

☒ Approval ☐ Disapproval

Signature of Head of the Fire Department St. Phil Jordan

FPB

12-4-2015

Date

Recommendations: _____

City of Fitchburg,

January 19, 2016

Petitions (cont)



FP-002
(Rev. 1.1.2015)

The Commonwealth of Massachusetts
City/Town of FITCHBURG

License

Massachusetts General Law, Chapter 148 §13

☐ New License ☐ Amended License

After notice and hearing, and in accordance with Chapter 148 of the Mass. General Laws,
a license is hereby granted to use the land herein described for the purposes described.

Location of Land: PRINCETON ROAD

Number, Street and Assessor's Map and Parcel ID

Owner of Land: SOUTH COAST DEVELOPMENT

Address of Land Owner: 280 AYER ROAD, HARVARD, MA 01451

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases. All tanks and containers are considered full for the purposes of licensing and permitting. (Attach additional pages if necessary.)

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
1-REG GASOLINE	1B	20,000	GALLON	UST
2- SUPER GASOLINE	1B	6,000	GALLON	UST
DIESEL	2	9,000	GALLON	UST
TANK 2- COMPARTMENTALIZED				

LP-gas (Complete this section for the storage of LP-gas or propane) N/A

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____
List sizes and capacities of all aboveground containers used for storage _____
- ❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____
List sizes and capacities of all underground containers used for storage _____
- Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of fireworks) N/A

- ❖ Maximum amount (in pounds) of Class 1.3G: _____
- ❖ Maximum amount (in pounds) of Class 1.4G: _____
- ❖ Maximum amount (in pounds) of Class 1.4: _____
- Total aggregate quantity of all classes of fireworks to be stored: _____

THIS LICENSE OR A CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY
POSTED ON THE LAND FOR WHICH IT IS GRANTED.

Petitions (cont)

Explosives (Complete this section for the storage of explosives) *N/A*

- | | | | |
|--|-------|---------------------------------------|---------|
| ❖ Maximum amount (in pounds) of Class 1.1: | _____ | Number of magazines used for storage: | _____ |
| ❖ Maximum amount (in pounds) of Class 1.2: | _____ | Number of magazines used for storage: | _____ |
| ❖ Maximum amount (in pounds) of Class 1.3: | _____ | Number of magazines used for storage: | _____ |
| ❖ Maximum amount (in pounds) of Class 1.4: | _____ | Number of magazines used for storage: | _____ |
| ❖ Maximum amount (in pounds) of Class 1.5: | _____ | Number of magazines used for storage: | _____ 7 |
| ❖ Maximum amount (in pounds) of Class 1.6: | _____ | Number of magazines used for storage: | _____ |

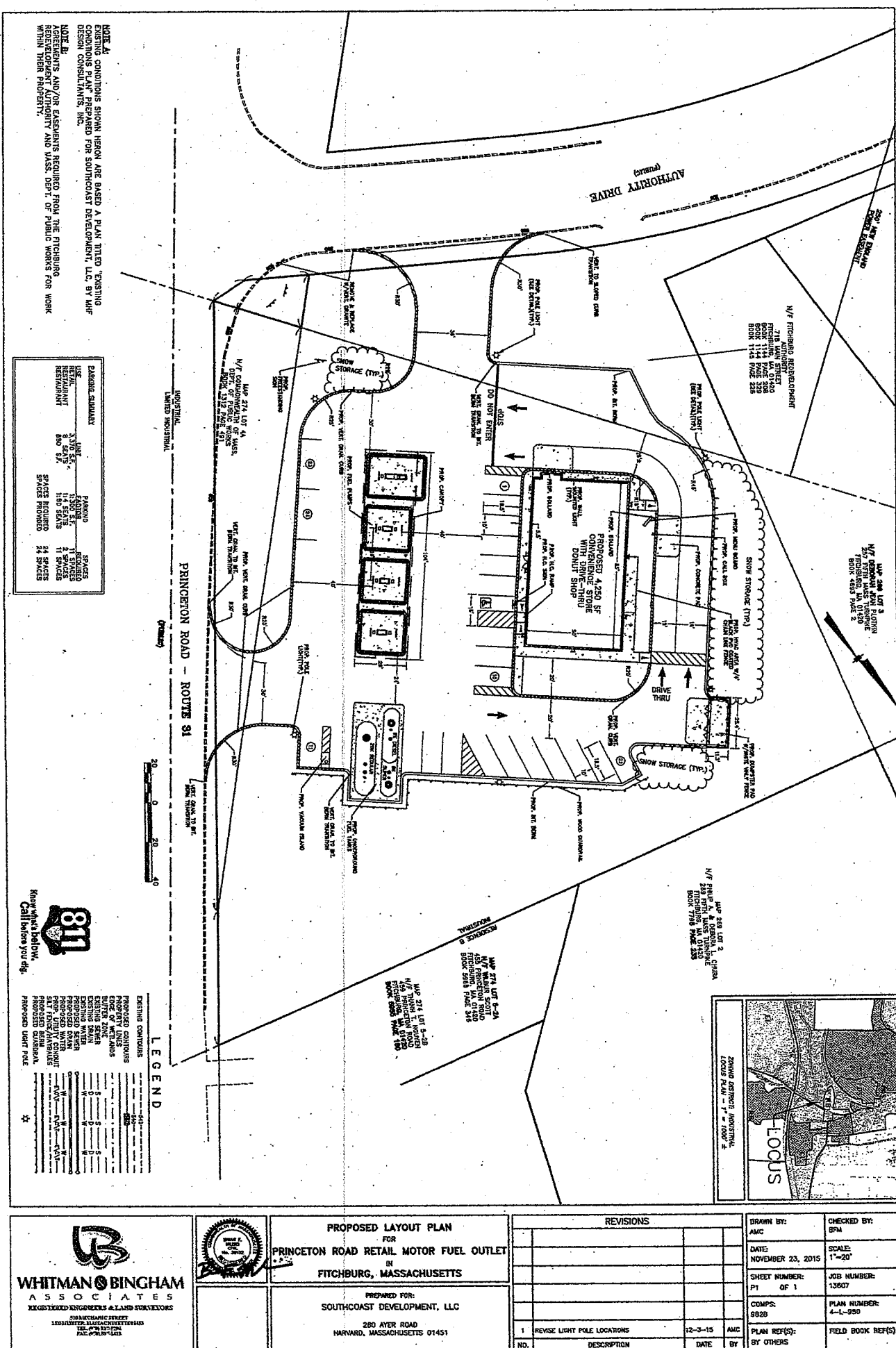
Licensing Authority Use: *N*

This license is granted upon the condition that the licensed activity will comply with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts General Law, Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00) as amended. The license holder may not store materials in an amount exceeding the capacities herein specified unless and until any amended license has been granted.

ADDITIONAL RESTRICTIONS:

Signature of Licensing Authority	Title	Date
----------------------------------	-------	------

THIS LICENSE OR A CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY POSTED ON THE LAND FOR WHICH IT IS GRANTED.



The following Special Permit Petition was referred to a Public Hearing February 16, 2016:

- 013-16. SPECIAL PERMIT PETITION: Robert Lemay, to renovate non-conforming building that has been abandoned or not used for a period of more than two years at 148 Myrtle Ave. - Map 33, Block 124, Lot 0.

SPECIAL PERMIT APPLICATION
FROM THE
CITY OF FITCHBURG
CITY COUNCIL

FITCHBURG CITY CLERK
16 JAN 14 08 43

Permit Fee \$300.00

Instructions: Complete each section as required. Submit the original application to the Office of the City Clerk.

1. Applicant Name: Robert Lemay
Mailing Address of Applicant: 73 Central St.
Fitchburg, Ma
01420

Telephone Number of Applicant: 978 764 6938

2. Address and Description of Property for which the Special Permit is being requested:

148 Myrtle Ave.
Fitchburg, Ma.
01420

Fitchburg Assessor's

Map 33, Block 124, Lot 0

3. Owner of Property:

FSOC ONE, LLC
73 Central St.
Fitchburg, Ma.
01420

4. Contact Person for Property: Robert Lemay

5. Telephone Number for Contact Person: 978 764 6938

Petitions (cont)

6. Describe What you Intend to use the Property For:

It is our intention to continue to use the Residential building with its existing use. There will be no change of use.

7. Total Square Footage of Proposed Use: 5543.3 (SF)

8. Total Parking Required: EIGHT (8)

9. Total Parking Provided: EIGHT (8)

10. Municipal Services:

Please check as appropriate:

A. Project will tie in to City Sewer System; existing – active

B. Project will tie in to City Water Service; existing – active

C. Project will tie in to Storm Drainage System; NO.

11. Is this Special Permit for a Nursing Home, Truck/Bus Terminal, Research & Testing, Publishing and Printing, Light Manufacturing or Manufacturing?

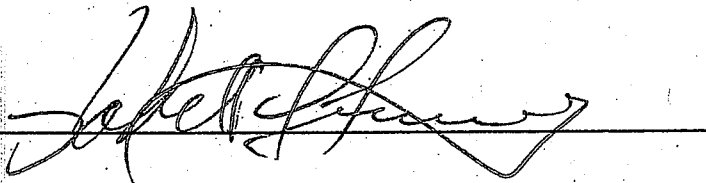
NO:

12. If yes, ...

City of Fitchburg, January 19, 2016

Petitions (cont)

13. Signature of Applicant:



14. Print Name of Applicant:

Robert Lemay

Date:

January 14, 2016

Please note: This application will not be accepted unless ALL the requirements stated in the letter of determination by the Building Commissioner have been met.

DATE RECEIVED BY CITY CLERK

\$ 300

CH 328

APPLICATION FEE RECEIVED

FITCHBURG CITY CLERK
16 JAN 14 08 43

Petitions (cont)

1/13/2016

Unofficial Property Record Card

Unofficial Property Record Card - Fitchburg, MA
General Property Data

Parcel ID 33-124-0	Account Number 7
Prior Parcel ID -47.984-0.01416	
Property Owner FANNIE MAE	Property Location 148 MYRTLE AV
AKA FEDERAL NATL MORG ASSOC	Property Use APT 4-8
Mailing Address P.O. BOX 650043	Most Recent Sale Date 1/21/2015
	Legal Reference 8261-350
City DALLAS	Grantor MAXWELL, STEPHEN L. (TE),
Mailing State TX Zip 75265-0043	Sale Price 40,200
ParcelZoning RB	Land Area 0.228 acres

Current Property Assessment

Land Value 26,200	Building Value 115,000	Total Value 156,800
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Building Description

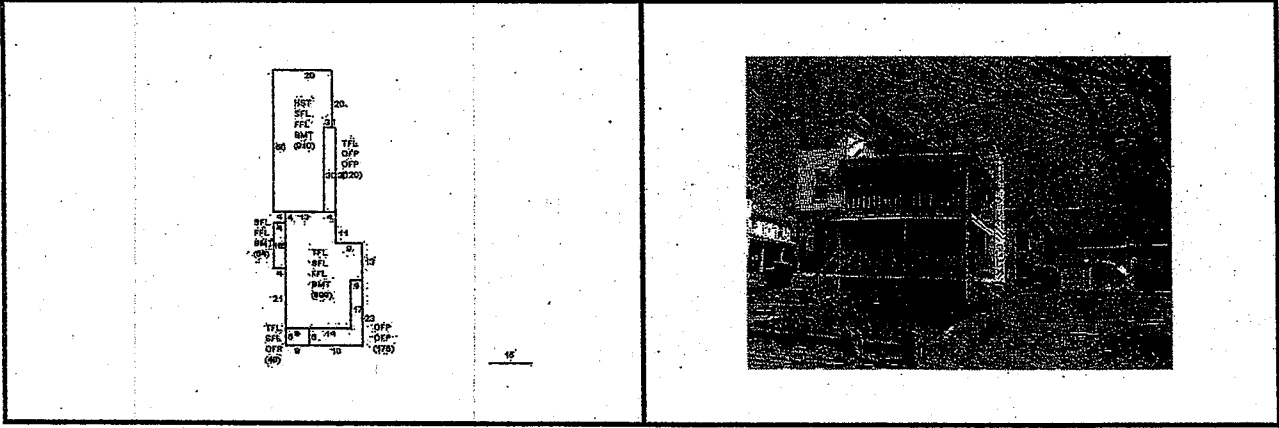
Building Style 4-8 FAM	Foundation Type MASONRY	Flooring Type SOFTWOOD
# of Living Units 4	Frame Type WOOD	Basement Floor N/A
Year Built 1910	Roof Structure GABLE	Heating Type STEAM
Building Grade AVERAGE	Roof Cover SLATE	Heating Fuel OIL
Building Condition Fair	Siding ALUMINUM	Air Conditioning 0%
Finished Area (SF) 5543.5	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 16	# of Bedrooms 8	# of Full Baths 4
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.228 acres of land mainly classified as APT 4-8 with a(n) 4-8 FAM style building, built about 1910 , having ALUMINUM exterior and SLATE roof cover, with 4 unit(s), 16 room(s), 8 bedroom(s), 4 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

City of Fitchburg, January 19, 2016

Petitions (cont)



Robert Lanciani
BUILDING COMMISSIONER

Fitchburg, Massachusetts
Office of the
Building Commissioner

FORM OF INTENT
Please Print Clearly

FEE: \$30.00

Zoning District: _____
Map Block Lot _____

PRINT LEGIBLY THE FOLLOWING:

Name of Business:
Name of Owner: FSOC ONE, LLC
Location of Request: 148 Myrtle Ave.
Mailing Address: 73 Central St.,
Fitchburg, Ma . , 01420

Daytime Phone Number: 978 764 6938

Print a Complete Explanation about your Business or Intentions:

It is our intention to use said location, 148 Myrtle Ave., Fitchburg , as it has been used . A four family residential building.

Robert J. Lanciani
Print Name

Signature

Date

Jan 7, 2016

THE BUILDING COMMISSIONER HAS REVIEWED THE INFORMATION PROVIDED AND HAS DETERMINED THAT THE INFORMATION IS TRUE AND CORRECT.

[Redacted Signature]

Petitions (cont)



Fitchburg, Massachusetts
Office of the
Building Commissioner

ROBERT LANCIANI
Building Commissioner

JOHN J. MORAN SR.
Local Building Inspector

JOHN MORREALE
Local Building Inspector

KYLE RIDLEY
Inspector of Wires

WAYNE LITTLE
Plumbing/Gas Inspector

January 12, 2016

FSOC ONE, LLC
73 Central St.
Fitchburg, MA 01420

RE: Form of Intent for 148 Myrtle St, Map 33 Block 124 Lot 0

Dear Sirs:

I have reviewed your request for a zoning determination and my findings are as follows:

1. Land and building at 148 Myrtle St, Map 33 Block 124 Lot 0 are located in a Residential B District (Zoning Map of the City of Fitchburg and Chapter 181, Section 181.23 of the General Ordinances of Fitchburg as amended).

2. The existing house is a nonconforming building that has been abandoned or not used for a period of more than two years. The building has lost its protected status and is now subject to the provisions of the zoning ordinance, unless a special permit is issued pursuant to Section 181.3561. The required setbacks for RB are 25 front, 15 side, and 30 rear. Applications for a Special Permit from the City Council are available at the City Clerk's office, 166 Boulder Drive.

3. All renovations done to the existing building will require plans and specifications to show that code compliance is met under the Massachusetts State Building Code eighth edition before a building permit can be issued.

Very truly yours,

Robert Lanciani
Building Commissioner

City Hall, 166 Boulder Drive, Fitchburg, MA 01420 (978) 829-1880 Fax (978) 829-1963

The meeting adjourned at 9:45 P.M.

Anna M. Farrell, Clerk

City of Fitchburg,.....

City of Fitchburg,